

April 16, 2014

3:00 – 6:00 p.m. – Special Public Working Session on FY15 Budget

Present

Commissioners Michael Vlahovich, Joanne Clark, Ann Borders, Joyce Harrod, and Roy Myers, Planning Commission Members Bill Rose, Jim Burdick, and Paulette Florio, Town Manager Jean Weisman, Administrative Clerk Suzanna Warnick, representatives from the Eastern Shore Land Conservancy, and four members of the public.

Call to Order

President Vlahovich called to order the Commissioners' special public working session on the budget at 3:04 p.m., in the meeting room of the Edgar M. Bosley, Jr. Municipal Building, 300 Mill Street, St. Michaels, Maryland, and the Pledge of Allegiance was recited.

Presentations

- St. Michaels Fire Department special budget request

Bob Treynelis, Fire Chief, said he was requesting additional funding for support the Fire Department's efforts to purchase upgrades for breathing apparatus for firefighters. Chief Treynelis responded to a number of questions from the Commissioners, after which President Vlahovich thanked Chief Treynelis for his remarks.

Ordinance for discussion and possible Introduction

- Ordinance No. 445 – AN ORDINANCE OF THE COMMISSIONERS OF THE TOWN OF ST. MICHAELS APPROVING A PLANNED REDEVELOPMENT OVERLAY DISTRICT FOR PROPERTY IDENTIFIED AS PARCELS 1660, 1661, 1662, 1663, 1657, 1658 OWNED BY DOVER STREET REALTY, INC. AND PARCEL 1656 OWNED BY WALTER H. HAWES AND SHOWN ON TALBOT COUNTY TAX MAP 201 WHICH ARE FURTHER IDENTIFIED AS PROPERTIES FRONTING ON THE CORNER OF DODSON AND TALBOT STREET AND FRONTING ALONG TALBOT STREET. THE PROPERTY UNDER REVIEW CONSISTS OF 46,334 SQUARE FEET AND LYING WITHIN THE TOWN OF ST. MICHAELS; AUTHORIZING THAT THE TOWN ZONING MAP BE AMENDED ACCORDINGLY; PROVIDING THAT THE TITLE OF THIS ORDINANCE SHALL BE DEEMED A FAIR SUMMARY OF THE ORDINANCE; AND ALL MATTERS GENERALLY RELATING TO THE ESTABLISHMENT OF A PLANNED REDEVELOPMENT OVERLAY DISTRICT FOR THE AFOREMENTIONED PROPERTY

President Vlahovich announced that a Public Hearing was held on April 9, 2014, and noted that the Planning Commission had unanimously recommended that the application for the Planned Redevelopment Overlay Zone be forwarded to the Commissioners for their review and that the sketch plan as presented and was found to be consistent with the Town's Comprehensive Plan. President Vlahovich also said that the Commissioners have made preliminary findings at their last meeting and had requested such findings be incorporated in the Ordinance for their review. Mrs. Renshaw then reviewed the changes she had made to the document since the last discussion, including suggested changes made by the developer's attorney. Mrs. Renshaw answered questions from the Commissioners. President Vlahovich noted the changes were not substantive and called for introduction of the ordinance.

Commissioners Myers and Clark introduced Ordinance 445. Mrs. Warnick then read the title of the ordinance into the record as written above. Commissioner Vlahovich said that while he would likely approve the project, but said he had concerns about the density and a design style more suited to the Western Shore. There were no comments from the public.

- **Discussion with Planning Commission on the following items:**
 - **Fremont Street Revitalization**
 - **Preface to the Town of St. Michaels Comprehensive Plan**
 - **Priority List of Project to be considered**

Chairman Rose of the Planning Commission opened the discussion, noting that the Eastern Shore Land Conservancy (ESLC) was holding the \$76,000.00 and that the Planning Commission was suggesting that the area behind the Acme market should be improved with some of that funding. After a discussion of some length, the Commissioners agreed to do a bump-out in coordination with the street improvements, to improve the existing parking lot, put in a sidewalk, and to make sure that whatever is done has an environmental preservation element. The Commissioners then agreed to authorize \$10,000.00 out of the funds that the ESLC was holding, for them to produce a design and cost estimates for the Commissioners' review. Amy Owsley said the board of the ESLC would be meeting in two weeks to consider the Commissioners' suggestions. Ms. Owsley also said the Conservancy would like to see a letter from the Town outlining the Commissioners priorities. The Commissioners agreed.

President Vlahovich then called upon Zoning Officer Deborah Renshaw, who referred the Commissioners to a draft Preface to the Town of St. Michaels Comprehensive Plan that she had created following the last discussion and that included the Commissioners' suggested changes, comments and goals. Mrs. Renshaw said the Planning Commission had looked at the draft and agreed with the contents. Commissioner Vlahovich suggested that the goals be consolidated into fewer categories such as safety, economy, environment, housing, and that objectives should be included. Mrs. Renshaw said each chapter of the Plan would have goals and objectives as page one. After some additional discussion, the Commissioners agreed the draft should be simplified and that said they were comfortable with the Planning Commission's direction.

Chairman Rose then opened a discussion of the Priority List of Projects to be considered. Chairman Rose said that the Town should start planning for the future and that the future included moving and consolidating utilities and getting high speed Internet, so that people who are now commuting from a second home can telecommute from their primary home in St. Michaels. Chairman Rose said that the Town of Berlin had buried all their lines one street at a time and one street a year, and that there were possibly grants available to help small towns accomplish it. After some additional discussion, the Commissioners agreed to schedule a special meeting with the Planning Commission to discuss utility lines.

Mrs. Renshaw said she and the Planning Commission had also discussed the Commissioners budgeting for a contract grant writer that could search and apply for the large technical or specialized grants, for which the Town does not have in-house expertise. President Vlahovich said a part-time profession grant writer might be a good idea. President Vlahovich then closed the discussion and called for a 5-minute break.

Public Working Session on the Budget

- **Fiscal Year 2015 Budget**

President Vlahovich resumed the meeting at 5:35 p.m. and called upon Mrs. Weisman, who provided an update on the budget since the last workshop. Mrs. Weisman said she had made the changes requested by the Commissioners at the last meeting. Mrs. Weisman then reviewed the items the Commissioners had agreed to fund out of the capital budget, and donations. The Commissioners had a lengthy discussion of spending, taxes, and the use of prior year reserves. The Commissioners agreed to reduce the amount of money to the SMASH program from \$5,000.00 to \$4,000.00 to fund two students. The Commissioners agreed to approve the horticulturalist at \$12,000.00 and to move the money currently under “miscellaneous” to “prior year reserves.” Mrs. Weisman said she would make the changes as directed by the Commissioners, and noted that the budget and tax rate, in Resolution form, would be eligible for a vote at the Commissioners’ next meeting.

Comments from the Public (Residents and Taxpayers)

There were no comments.

Comments from the Commissioners

There were no additional comments from the Commissioners.

Announcement of Future Meetings/Events

- April 23, 2014 – 5:00 – Town Office – COSM Regular Legislative Session
- April 29, 2014 – 6:00 – Town Office – COSM and Business owners/operators workshop on safety and aesthetics in commercial district
- May 5, 2014 – 7-7:00pm – Election Day for two Commissioners

Adjournment

The meeting was adjourned at 6:50 p.m.

Respectfully submitted:

Suzanna K. Warnick
Administrative Clerk

Public Handouts:

Agenda
Ordinance No. 445 – PR Overlay Zone – S. Talbot Street
Planning Commission priority list of projects
Preface draft of Comp Plan
General Fund draft budget and worksheets